089.0	0005	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	877,800 /	877,800
USE VALUE:	877,800 /	877,800
ASSESSED:	877,800 /	877,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-15A	PINE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIOGAS CHRISTOS & VALERIE
Owner 2:	
Owner 3:	
Street 1:	1 BUCKMAN DR
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5407.000	470,300		407,500	877,800
Total Card	0.124	470,300		407,500	877,800
Total Parcel	0.124	470,300		407,500	877,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.39 | /Parcel: 406.39

Legal Description

User Acct	56851
GIS Ref	
GIS Ref	
Insp Date	04/01/09
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 089.0-0005-0003.0

!7263!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	470,300	0	5,407.	407,500	877,800		Year end	12/23/2021
2021	104	FV	449,100	0	5,407.	407,500	856,600		Year End Roll	12/10/2020
2020	104	FV	449,300	0	5,407.	407,500	856,800	856,800	Year End Roll	12/18/2019
2019	104	FV	349,900	0	5,407.	413,400	763,300	763,300	Year End Roll	1/3/2019
2018	104	FV	349,900	0	5,407.	308,600	658,500	658,500	Year End Roll	12/20/2017
2017	104	FV	328,300	0	5,407.	279,500	607,800	607,800	Year End Roll	1/3/2017
2016	104	FV	328,300	0	5,407.	267,800	596,100	596,100	Year End	1/4/2016
2015	104	FV	292,800	0	5,407.	227,100	519,900	519,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:16:59

LAST REV

Date	Time
08/02/17	15:08:38
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7263

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIOGAS CHRISTOS	29606-74		12/31/1998	Family	99	No	No		Y

USER DEFINED

Prior Id # 1:	56851
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2009	Measured	197	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5407		Sq. Ft.	Site		0	70.	1.08	5									407,547						407,500	

Total AC/HA:	0.12413	Total SF/SM:	5407	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	407,547	Spl Credit		Total: 407,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13611102
Const Adj.:	0.98000199
Adj $ / SQ:	200.410
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	639052
Depreciation:	168710
Depreciated Total:	470343

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

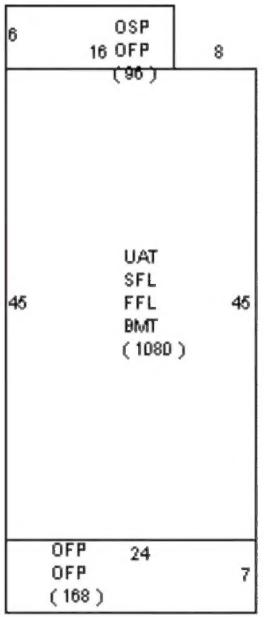
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	200.41
Special Features:	0	Val/Su Net:	116.47
Final Total:	470300	Val/Su SzAd	217.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	60.120	64,933
FFL	First Floor	1,080	200.410	216,443
SFL	Second Floor	1,080	200.410	216,443
OFP	Open Porch	432	19.910	8,602
UAT	Upper Attic	270	80.160	21,644
OSP	Screen Porch	96	36.320	3,486

Net Sketched Area:	4,038			Total:	531,551
Size Ad	2160	Gross Area	4848	FinArea	2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: